GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (FINAL) SATURDAY, JANUARY, 2013 SEBRING CHRISTIAN CHURCH

Meeting was called to order by President Louis Hughes.

Board Directors Present:

John Waddell, Matt Nelson, Donald Robinson, Norm Sochia, Louis Hughes, Kyle Smith, Timothy Leeseburg, Antonia Rivera, James Grace

Approval of Meeting Minutes

Motion made by Donald Robinson to approve December 11, 2023 Board meeting Minutes. John Waddell Second. Motion was approved unanimously.

Officer Reports:

President: Louis Hughes

No Report

Vice President: Donald Robinson

No Report

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

FINANCIAL ANALYSIS - KEY ITEMS FOR YEARS 2018 - 2023 Checking Savings Total Account Balance Account Balance CASH BALANCES @ 12/31: 2018 \$ 72,503 \$ 138,656 \$ 211,159 2019 \$ 79,042 \$ 138,725 \$ 217,767 2020 \$ 211,164 \$ 138,751 \$ 349,915 2021 \$ 203,236 \$ 138,765 \$ 342,001 2022 \$ 214,622 \$ 138,779 \$ 353,401 2023 \$ 429,761 \$ 138,793 \$ 568,554				I			
Checking Savings Total	GOLF HAMMOCK OWNERS ASSOCIATION, INC.						
Checking Account Balance Balance Balance							
Account Balance	FOR YEARS 2018 - 2023						
ACCOUNTS RECEIVABLE BALANCES @ 12/31: 2018 5 72.503 \$ 138,755 \$ 217,767 2020 5 211,164 \$ 138,751 \$ 349,915 2021 5 203,236 \$ 138,755 \$ 342,001 2022 5 214,622 \$ 138,779 \$ 353,401 2023 5 429,761 \$ 138,799 \$ 553,401 ACCOUNTS RECEIVABLE BALANCES @ 12/31: 2021 5 15,406 2020 5 22,311 2021 5 11,706 2022 5 10,551 *includes 11/14/2022 Invoice for Owner Property Clean-Up of \$5,350 2022* 5 10,551 *includes 11/16/2023 Invoice for Owner Property Clean-Up of \$5,350 2022* 5 10,551 *includes 11/16/2023 Invoice for Owner Property Clean-Up of \$5,350 2023* 5 7,947 *includes 11/16/2023 Invoice for Owner Property Clean-Up of \$2,750 Total Actual Total Budgeted Amount Favorable Unfavorable Total State St							
2019 S			Account Balance	Account Balance	<u>Balance</u>		
2019 S							
2020 S 211,164 S 138,751 S 349,915 2021 S 203,236 S 138,755 S 342,001 2022 S 214,622 S 138,779 S 353,401 2023 S 429,761 S 138,793 S 568,554 2023 S 429,761 S 138,793 S 568,554 2020 S 15,406 S S S S S S S S S	CASH BALANCES @ 12/31:	2018	\$ 72,503	\$ 138,656	\$ 211,159		
2021 S 203,236 S 138,765 S 342,001		2019	\$ 79,042	\$ 138,725	\$ 217,767		
2022 \$ 214,622 \$ 138,779 \$ 353,401		2020	\$ 211,164	\$ 138,751	\$ 349,915		
ACCOUNTS RECEIVABLE BALANCES @ 12/31: 2018 \$ 6,799		2021	\$ 203,236	\$ 138,765	\$ 342,001		
ACCOUNTS RECEIVABLE BALANCES @ 12/31: 2018 \$ 6,799 \$ 15,406 \$ 2020 \$ 22,311 \$ 2022 \$ 11,706 \$ 2022 \$ 10,351 *Includes 11/14/2022 Invoice for Owner Property Clean-Up of \$5,350 \$ 2023* \$ 7,947 *Includes 11/08/2023 Invoice for Owner Property Clean-Up of \$2,750 \$ 2023* \$ 7,947 *Includes 11/08/2023 Invoice for Owner Property Clean-Up of \$2,750 \$ 2023* \$ 7,947 *Includes 11/08/2023 Invoice for Owner Property Clean-Up of \$2,750 \$ 2023* \$ 7,947 *Includes 11/08/2023 Invoice for Owner Property Clean-Up of \$2,750 \$ 2023* \$ 335,096 \$ 359,596 \$ 24,500 \$ 2024 \$ 2021 \$ 335,096 \$ 359,596 \$ 24,500 \$ 2022 \$ 159,346 \$ 265,799 \$ 106,453 \$ 2021 \$ 318,002 \$ 375,499 \$ 57,497 \$ 2022 \$ 285,573 \$ 345,684 \$ 60,111 \$ 2023* \$ 83,368 \$ 296,700 \$ 213,331 *Oue To Unavailability of Vendors for Drainage Work \$ 2023* \$ 83,368 \$ 296,700 \$ 213,331 *Oue To Unavailability of Vendors for Drainage Work \$ 2023* \$ 184,197 \$ 207,595 \$ 23,398 \$ 2200 \$ 59,346 \$ 134,900 \$ 75,554 \$ 2021 \$ 2022 \$ 186,879 \$ 207,595 \$ 23,398 \$ 2020 \$ 59,346 \$ 134,900 \$ 75,554 \$ 2021 \$ 2022 \$ 186,879 \$ 207,595 \$ 23,398 \$ 2020 \$ 59,346 \$ 134,900 \$ 75,554 \$ 2021 \$ 2022 \$ 186,879 \$ 207,595 \$ 23,398 \$ 2020 \$ 59,346 \$ 134,900 \$ 75,554 \$ 2021 \$ 2022 \$ 186,879 \$ 202,500 \$ 41,641 \$ 2023 \$ 72,679 \$ 2022 \$ 186,879 \$ 228,520 \$ 41,641 \$ 2023 \$ 70,010		2022	\$ 214,622	\$ 138,779	\$ 353,401		
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2019 S 15,405	ACCOUNTS RECEIVABLE BALANCES @ 12/31:	2018	\$ 6,799				
2020 \$ 22,311	, ,	2019					
2021 \$ 11,706		2020					
2022* \$ 10,351 *Includes 11/14/2022 Invoice for Owner Property Clean-Up of \$5,350		2021	, , , , , , , , , , , , , , , , , , , ,				
Total Actual		2022*	\$ 10,351	*Includes 11/14/2022 I	nvoice for Owner Property	Clean-Up of \$5,350	
Total Actual Total Budgeted Variance		2023*					
Amount Amount Favorable (Unfavorable)			,,,,,,				
Amount Amount Favorable (Unfavorable)							
Amount Amount Favorable (Unfavorable)			Total Actual	Total Budgeted	Variance		
TOTAL EXPENSES VS. TOTAL BUDGET: 2018 \$ 335,096 \$ 359,596 \$ 24,500 2019 \$ 280,273 \$ 314,494 \$ 34,221 2020 \$ 159,346 \$ 265,799 \$ 106,453 2021 \$ 318,002 \$ 375,499 \$ 57,497 2022 \$ 285,573 \$ 345,684 \$ 60,111 2023* \$ 83,368 \$ 296,700 \$ 213,331 *Due To Unavailability 0f Vendors for Drainage Work Actual Amount Spent Budgeted Amount Favorable Unfavorable SPECIAL PROJECTS ONLY: (ROADS & DRAINAGE)							
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2020 \$ 159,346 \$ 265,799 \$ 106,453							
2021 \$ 318,002 \$ 375,499 \$ 57,497		_					
2022 \$ 285,573 \$ 345,684 \$ 60,111 2023* \$ 83,368 \$ 296,700 \$ 213,331 *Due To Unavailability of Vendors for Drainage Work							
2023* \$ 83,368 \$ 296,700 \$ 213,331 *Due To Unavailability of Vendors for Drainage Work					, .		
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Actual Amount Spent Budgeted Amount Favorable Unfavorable					Variance	or vendors for brain	lage work
SPECIAL PROJECTS ONLY: (ROADS & DRAINAGE) 2018 \$ 239,866 \$ 254,721 \$ 14,855 2019 \$ 184,197 \$ 207,595 \$ 23,398 2020 \$ 59,346 \$ 134,900 \$ 75,554 2021 \$ 206,631 \$ 256,400 \$ 49,769 2022 \$ 186,879 \$ 228,520 \$ 41,641 2023 \$ (22,875) \$ 177,263 \$ 200,138 Totals Through 2023: \$ 854,044 \$ 1,259,399 \$ 405,355 2023 n/a \$ 175,000 n/a Annual Increase Amount \$ 125 Number of Lots \$ 772 Number of Years 5			Actual Amount Coont	Budgeted Amount			
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2022 \$ 186,879 \$ 228,520 \$ 41,641							
2023 \$ (22,875) \$ 177,263 \$ 200,138 Totals Through 2023: \$ 854,044 \$ 1,259,399 \$ 405,355 2023 n/a \$ 175,000 n/a Annual Increase Amount \$ 125 Number of Lots \$ 772 Number of Years 5							
Totals Through 2023: \$ 854,044 \$ 1,259,399 \$ 405,355 2023							
2023 n/a \$ 175,000 n/a							
Annual Increase Amount \$ 125 Number of Lots \$ 772 Number of Years 5	Totals Throu	_					
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Number of Lots \$ 772 Number of Years 5 5				L			
Number of Years 5			A				
					7		
Total Funds Generated Over 5 years \$ 482,500					-		
			Total Funds (Generated Over 5 years	\$ 482,500		

There are 18 owners that still owe assessments for 2023, which includes late charges and interest. All homeowners who owe more than \$1,000.00 have been turned over to the board attorney.

Committee Reports:

Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) - Open, Chair

No Report

Common Grounds (Lakes and Ponds) - Norm Sochia, Chair

No Report

Complaints and Violations – Judy Trier, Chair; Timothy Leeseberg, Board

Two Courtesy Letters sent
Architectural Approval Needed
Lawn upkeep

Roads and Drainage - Louis Hughes, Chair

Properties on Lost Ball will have utilities located.

Architectural Review-Donald Robinson, Chair

1 screen enclosure at front entrance

@2788 Par Rd.

1 install a white plastic rope barrier in the back yard .

@ 2023 Mulligan Rd.

1 solar

@2557 Dog Leg Dr.

1 Garden shed

2913 Par Rd

1 remove & Replace shingles

Put pool solar panels back onto roof in there existing location.

@ 4412 Pitching wedge way.

Welcoming - Joyce Rowe

Left two follow up fliers.

Website - Ruthie

New Subscribers: 13

Contacted Us: 5

ShoutOuts: 6

- Golf Cart Parade (4 times)
- · Happy Holidays
- Proxy Reminder

Website Postings/Other:

- 2024 Approved budget
- New Architectural Landscaping form
- GHOA November 2023 Final minutes
- GHOA December 2023 Draft minutes
- Regular monthly website updates

End of Year Work

- · Database Maintenance
- Conducted annual performance tests
- Searched for broken links and files
- · Research/prep for 2024 website redesign

Street Captains - Cindy Bowser and Janet Phipps, Co-Chairs

No Report

Old Business:

None

New Business:

- Kyle Smith brought up trimming the trees along Lost Ball Dr. where the storage facility is located.
- Donald Robinson brought up that the Reindeer was stolen from the front entrance. Louis brought up the idea of adding cameras to the entrances. Issue was tabled to check with the Board Attorney.

President Louis Hughes entertained comments from homeowners present at the meeting.

Next Meeting is February 12, 2024 7:00 pm at the Activity Center.

John Waddell made a Motion to adjourn. Kyle Smith Second. Motion approved unanimously.

Members are encouraged to access the GHOA Website to reference the meeting minutes that are subject to approval, and to review the Restrictions, Covenants, and Standing Rules that apply to meeting discussions. www.ghoaonline.com